



City of Seattle
Office of Housing

TO: Councilmember Nick Licata, Chair, Housing, Human Service, Health, & Culture Committee
Councilmember Sally Bagshaw
Councilmember Sally Clark
Councilmember Tom Rasmussen

FROM: Amy Gray

DATE: March 18, 2011

SUBJECT: Multifamily Property Tax Exemption Program Applications: Broadway B230, 101 Taylor Apartments, Avalon Ballard, Stream on 6th Apartments, H2O Apartments, 100 Republican Apartments.

Legislation authorizing the Director of the Office of Housing to enter into six contracts, outlining the terms and conditions for eligibility for a tax exemption, is scheduled to be considered by your Committee on March 23, 2011. The six projects are:

- RDMSRMB230, LLC (“Broadway B230” located at 230 Broadway East);
- RDMSRMT101, LLC (“101 Taylor Apartments” located at 101 Taylor Avenue North);
- Avalon Ballard LLC (“Avalon Ballard” located at 1400 NW Market Street);
- Brook I LLC (“Stream on 6th Apartments” located at 708 6th Avenue North);
- H2O Apartments, LLC (“H2O Apartments” located at 201 West Harrison); and
- Essex Queen Anne, LLC (“100 Republican Apartments” located at 100 Republican Street,

A table is attached that provides more detail on the projects. Below is a brief summary of the projects, including location maps, for your review.

Broadway B230 – Capitol Hill	
Developer / representative:	RDMSRMB230, LLC (SRM Development developer)
Residential target area:	Capitol Hill
Total housing units:	234 rental units: 90 studios, 92 one-bedroom units, and 52 two-bedroom units
Number of affordable units:	47 rental units are affordable: 17 studios, 19 one-bedroom units, and 11 two-bedroom units.
Affordability:	Per MFTE program requirements, a minimum of twenty percent (47) of the units are affordable at 80% and 90% of median income.
Site demolition:	No demolition required; new construction.
Estimated City portion of tax shift:	\$0.44 on average assessed value home for the first year.

Location Map 230 Broadway:



101 Taylor Apartments – Uptown	
Developer / representative:	RDMSRMT101 LLC (SRM Development developer)
Residential target area:	Uptown
Total housing units:	260 rental units: 90 studios, 133 one-bedroom units, and 37 two-bedroom units
Number of affordable units:	53 rental units are affordable: 18 studios, 27 one-bedroom units, and 8 two-bedroom units.
Affordability:	Per MFTE program requirements, a minimum of twenty percent (53) of the units are affordable at 80% and 90% of median income.
Site demolition:	No demolition required; new construction.
Estimated City portion of tax shift:	\$0. 55 on average assessed value home for the first year.

Location Map 101 Taylor Avenue North:



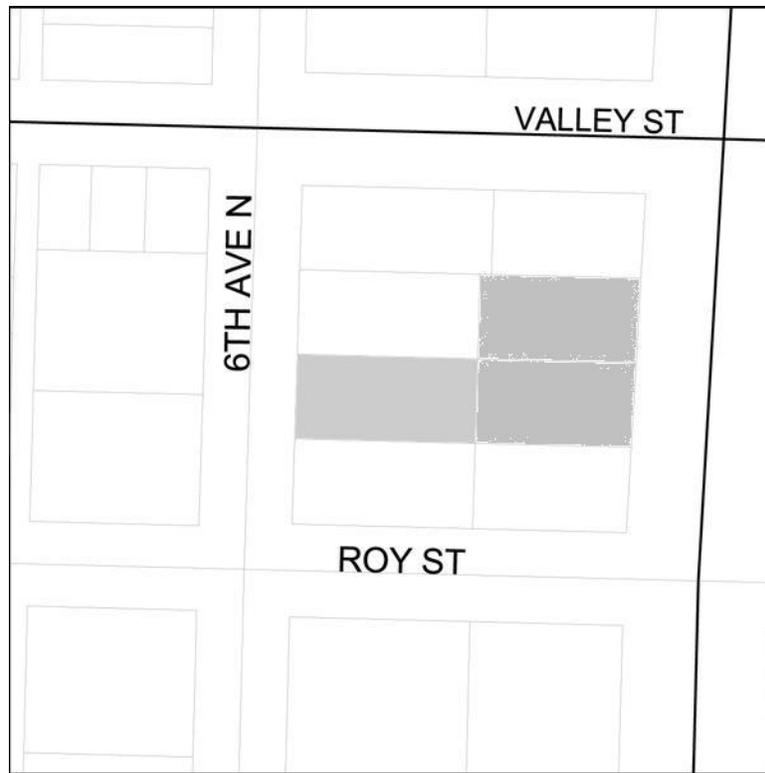
Avalon Ballard – Ballard	
Developer / representative:	Avalon Ballard LLC (AvalonBay developer)
Residential target area:	Ballard
Total housing units:	271 rental units: 59 studios, 164 one-bedroom units, and 48 two-bedroom units
Number of affordable units:	55 rental units are affordable: 12 studios, 33 one-bedroom units, and 10 two-bedroom units.
Affordability:	Per MFTE program requirements, a minimum of twenty percent (55) of the units are affordable at 80% and 90% of median income.
Site demolition:	No demolition required; new construction.
Estimated City portion of tax shift:	\$0.55 on average assessed value home for the first year.

Location Map 1400 NW Market Street:



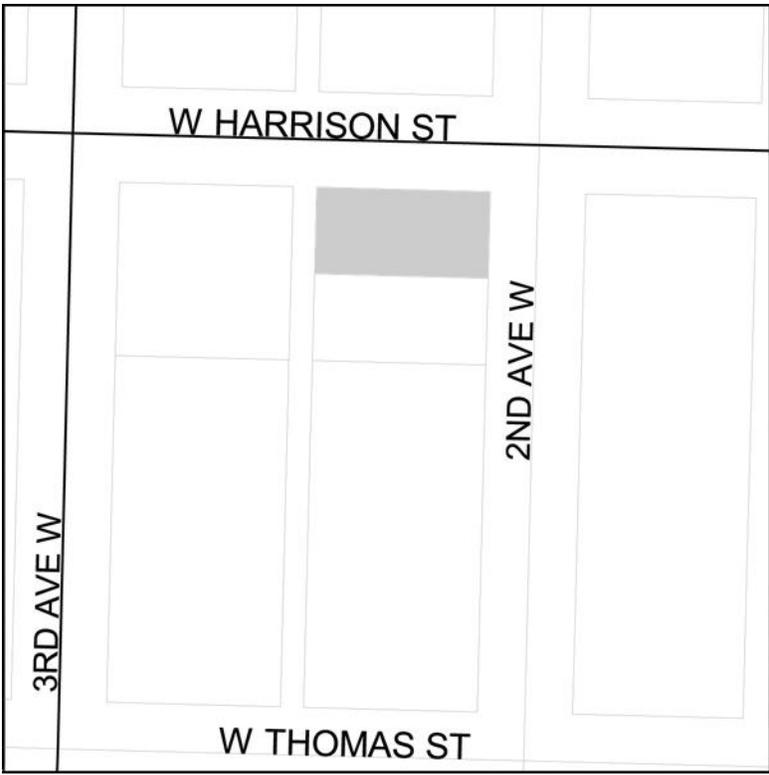
Stream on 6th Apartments – Uptown	
Developer / representative:	Brook I LLC (Stream Real Estate developer)
Residential target area:	Uptown
Total housing units:	112 rental units: 74 studios, 37 one-bedroom units, and 1 two-bedroom unit.
Number of affordable units:	23 rental units are affordable: 15 studios and 8 one-bedroom units.
Affordability:	Per MFTE program requirements, a minimum of twenty percent (23) of the units are affordable at 80% of median income. However, the developer anticipates that all of the units will be affordable due to the market rents that will be charged.
Site demolition:	No demolition required; new construction.
Estimated City portion of tax shift:	\$0.19 on average assessed value home for the first year.

Location Map 708 6th Avenue North:



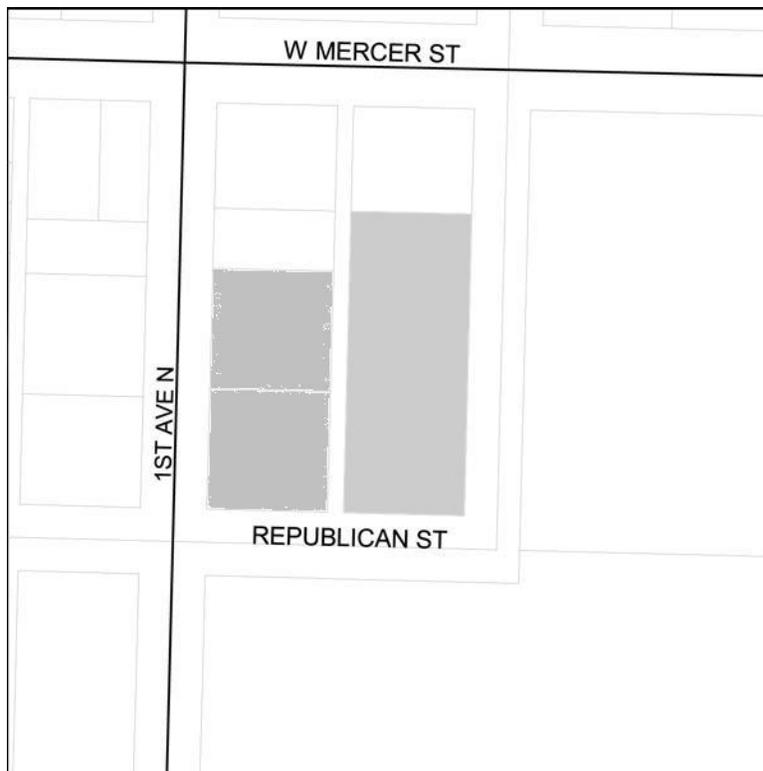
H2O Apartments – Uptown	
Developer / representative:	H2O Apartments, LLC (Euclid Development LLC developer)
Residential target area:	Uptown
Total housing units:	45 rental units: 10 studios, 24 one-bedroom units and 11 two-bedroom units
Number of affordable units:	9 rental units are affordable: 2 studios, 5 one-bedroom units and 2 two-bedroom unit.
Affordability:	Per MFTE program requirements, a minimum of twenty percent (9) of the units are affordable at 80% and 90% of median income.
Site demolition:	No demolition required; new construction.
Estimated City portion of tax shift:	\$0.08 on average assessed value home for the first year.

Location Map 201 West Harrison:



100 Republican Apartments – Uptown	
Developer / representative:	Essex Queen Anne, LLC (Essex Queen Anne developer)
Residential target area:	Uptown
Total housing units:	275 rental units: 38 studios, 213 one-bedroom units and 24 two-bedroom units
Number of affordable units:	55 rental units are affordable: 8 studios, 42 one-bedroom units and 5 two-bedroom unit.
Affordability:	Per MFTE program requirements, a minimum of twenty percent (55) of the units are affordable at 80% and 90% of median income.
Site demolition:	No demolition required; new construction.
Estimated City portion of tax shift:	\$0.55 on average assessed value home for the first year.

Location Map 100 Republican Street:



Sequence of Events for Each Project:

- City Council approves resolution authorizing OH to enter into MFTE Agreement;
- OH and owner sign and record MFTE Agreement;
- OH issues Conditional Certificate of Tax Exemption to owner;
- Once construction is complete within three years, the owner submits an application for Final Tax Exemption;
- OH reviews application for final tax exemption and issues Final Certificate of Tax Exemption;
- Upon issuance of Final Certificate of Tax Exemption, OH forwards documentation to the King County Assessor's office.

cc: Sara Belz, Council Central Staff
Amanda Allen, City Budget Office